

**NOTICE OF SHERIFF'S SALE  
(Real Property)**

On October 24, 2019, at 10:00 a.m., inside the main entrance of the Benton County Courthouse, in the City of Corvallis, Oregon, I will sell at public oral auction to the highest bidder for cash the following described real property, subject to redemption, located in Benton County, Oregon, to-wit:

Attached hereto as Exhibit 1, and commonly known as 1319 NW Jordan Dr., Albany, Oregon 97321

Sale is made pursuant to a Writ of Execution dated June 25, 2019, issued out of the Circuit Court of the State of Oregon for the County of Benton, Case No. 18CV06648, where PROF-2013-S3 LEGAL TITLE TRUST IV, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE is the Plaintiff, and PAUL A. PYNES, an individual; JODY I. PYNES, an individual; TIA MENZEL, an individual; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; DECISION ONE MORTGAGE COMPANY LLC and ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1319 NW JORDAN DRIVE, ALBANY, OR 97321 is the Defendant(s).

**NOTICE TO DEBTOR**

You should be careful about offers to sell rights to surplus funds. You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950(4). If you transfer or sell your right to redemption, you might not have the right to surplus funds.

**Before bidding at the sale, a prospective bidder should independently investigate:**

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

**Conditions of Sale:** All potential bidders are subject to inspection of funds prior to or during participation in the auction. Individuals without proof of sufficient funds will not be allowed to participate. Only U.S. currency and/or certified cashier's checks made payable to Benton County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Scott Jackson, Sheriff  
Benton County, Oregon

By: Dean Barnes  
Benton County Sheriff's Office

Published in the Corvallis Gazette Times Newspaper and Oregon State Sheriff's Association website <http://oregonsheriffssales.org/county/benton/> beginning September 5, 2019.

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**Exhibit 1**

LOT 29, SCENIC SUBDIVISION, BENTON COUNTY, OREGON.

